

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Kurt Keifer  
1 Two Family Unit  
819-821 N.E. 5 Terrace

**Case #:** 27-R-02

**Date:** 02/26/02

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. An ex-filtration trench system is required along the frontage on N.E. 5 Terrace pursuant to Section 47-20.13.E. This frontage is approximately 64% impervious.
3. This design shall provide for the construction of the public sidewalk to a minimum thickness of six (6) inches within the access of this project.
4. Provide a utility design for review prior to requesting final DRC authorization.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Victoria Park Village

**Case #:** 27-R-02

**Date:** 2-26-02

**Comments:**

Provide flow test and show hydrant location.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Kurt Keifer/Victoria Park Village

**Case #:** 27-R-02

**Date:** February 26, 2002

**Comments:**

No apparent interference will result from this plan.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Kurt Keifer/Victoria Park Village

**Case #:** 27-R-02

**Date:** 2/26/02

**Comments:**

1. Trees require a minimum 8' wide pervious planting area width. If the driveways are pavers this would be considered pervious; label as required.
2. Provide a list of the existing trees and palms on site (trees over 3" in trunk diameter, palms over 8' in trunk ht.). Australian Pines, Brazilian Pepper, and Melaleuca do not need to be shown. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing, large, desirable trees." Any trees or palms on site that are considered good candidates for relocation (to approved locations on site or in the neighborhood). For those trees and palms removed, provide the calculations for their "equivalent replacement." Note that removal of those trees considered "speciman" trees have special requirements. This would be by payment by "equivalent value" to the "Tree Canopy Trust Fund".
3. Provide the calculations that verify that the open space and landscape area requirements in this RAC district are met.

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**Division:** Planning

**Member:** Donald Morris  
828-5265

**Project Name:** Victoria Park Village (2-Unit Dwelling)    **Case #:** 27-R-02

**Date:** February 26, 2002

**Project Description:**

The petitioners propose to construct a two-unit dwelling in the RAC-UV zoning district. Since this project allocates two (2) reserve units, a Level II Site Plan Review (DRC) is required.

**Comments:**

1. It is strongly recommended that these plans be presented to representatives of the Flagler Heights Civic Association.
2. Provide a text narrative the includes information on the security system, hours of the various service and maintenance operations, and solid waste disposal system.
3. Provide a point-by-point text narrative of how this proposal meets the Development Review Criteria requirements in Section 47-25.
4. Provide a copy of the most current recorded plat and amendments for the proposed site.
5. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area.
6. Provide narrative on how the façade design complies with the design criteria specified in Section 47-13.20 (B)(3). Building elevations do not appear to adhere to these standards.
7. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
8. Provide an accurate location map. Location map indicates proposal is located on the block to the south.
9. All private drives shall comply with engineering standards (47-20.5 (B)).

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10. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
11. Provide detail of concrete wall and PVC fence on site plan and landscape plan.
12. Show structure to the south on site plan and landscape plan.
13. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb and gutter, curb cuts, and sidewalks). Public sidewalks within the RAC-UV are wider than in other districts. Increase the width of the public sidewalk to seven (7) feet. Discuss standards with engineering representative.
14. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that allows for the allocation of residential "RESERVE" units into two distinct areas North and South of Broward Boulevard.

As a result of the allocation of residential units to previously submitted development proposals, there are limited amount of residential units available for your project #28-R-02 requesting 2 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval.

Currently there are 267 reserve units available in the North portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. This amendment is not expected to be adopted by the City of Fort Lauderdale until completion of the proposed Downtown Master Plan. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

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It appears that your project is less than 50 units per acre density and will be able to utilize the reserve units. These units are allocated in accordance with the provisions in Section 47-28.1.L. of the ULDR (adopted in ordinance C-01-17 on May 1, 2001). This section requires that the applicant demonstrate that the use of reserve dwelling units supports the goals, objectives and policies of the City of Fort Lauderdale's Comprehensive Plan. Submit a narrative demonstrating how the proposed project supports and implements specific goals, objectives and policies of the city's Comprehensive Plan

15. This development proposal is subject to City Commission Request for Review (CRR) as specified in Section 47-13.20 (M)(2).
16. Additional comments may be forthcoming.

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Division: Police

Member: Det. C. Cleary- Robitaille  
828-6419

Project Name: Victoria Park Village

Case #: 27-R-02

Date: 2-26-02

**Comments:**

The doorways of the individual units are vulnerable due to the deep setbacks and the lack of natural surveillance.

What type of lighting will be installed on the property, particularly along the walkways of each unit?

What type of perimeter and access control will be implemented?

Please submit comments in writing prior to sign-off.



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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Kurt Keifer/Victoria Park Village

**Case #:** 27-R-02

**Date:** 2/26/02

**Comments:**

1. Reserve units require site plan level II review and shall comply with the provisions of section 47-28.1.E.1.b.
2. In accordance with section 47-13.20.A the regulations of section 47-13.20.B.1- 6, provide a narrative outlining compliance with the aforementioned sections.
3. Back-out parking is prohibited in accordance with section 47-20.15.2.
4. Additional comments may be forthcoming at DRC meeting.